

**CITY OF SHEBOYGAN  
HEARING 6-23-24**

**DECEMBER 18, 2023.**

Pursuant to letters sent and a notice published by the City Clerk, there is a hearing scheduled this evening for the purpose to change the Land Use Classification of property located at 3021 Main Avenue – Parcel No. 59281615440 from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

All interested parties will now be heard.

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN  
OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., December 18, 2023, in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance. The purpose of the amendment is to change the Land Use Classification of the following described property from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

Property located at 3021 Main Avenue - Parcel No. 59281615440:

SECTION 16, TOWNSHIP 15 NORTH, RANGE 23 EAST  
GRACELAND SUBD NO 14 ALL OF BLK 26 OF SD SUBD & ALSO ALL OF  
BLK 26 OF GRACELAND SUBD NO 16, ALSO UNPLATTED LAND DESC AS:  
COM AT THE NE COR OF LOT 8 BLK 26 OF GRACELAND SUBD NO 16, TH  
S-88-DEG-55'-00"-W 161.22' ALG THE N LINE OF SD BLOCK 26 TO  
THE S LINE OF MAIN AVE., TH N-75-DEG-07'- 00"-E 329.30' ALONG  
SD S LINE, TH S-02-DEG-16'-00"-E 178.71', TH S-89-DEG-04'-  
30"E 196. 75' TO THE W LINE OF N 29TH ST, TH S-00-DEG- 50'-  
00"-E 220' ALG SD W LINE, TH S-89-DEG-04'-30"-E 167.75', TH S-  
00-DEG-50'- 00"-E 20', TH S-89-DEG-01'- 00"-W 125.00' TO THE E  
LINE OF N 30TH ST, TH S-89-DEG- 12'-00"-W 60.14' TO THE SE COR  
OF LOT 4 OF BLK 26 OF GRACELAND SUBD NO 16, BEING A POINT IN  
THE W LINE OF N 30TH ST, TH N-00-DEG-48'- 00"-W 245', TH N-02-  
DEG-22'- 00"-E 100.44' ALG SD E LINE TO BEG

MEREDITH DEBRUIN  
City Clerk

| PARCELID    | SITEADDRESS    | OWNERNME1                                  | OWNERNME2                 | PSTLADDRESS                               | CITYSTATEZIP                                  |
|-------------|----------------|--|---------------------------|---|---|
| 59281631325 | 2315 N 30TH ST | THERESA C KRAFT                            |                           | 2315 N 30TH ST                            | SHEBOYGAN WI 53083-4342                       |
| 59281631300 | 2328 N 29TH ST | LEE R HACKER                               |                           | 2328 N 29TH ST                            | SHEBOYGAN WI 53083-4403                       |
| 59281631305 | 2327 N 30TH ST | BUB JOINT REVOCABLE LIVING TRUST           |                           | 13650 N FRONTAGE RD # 614                 | YUMA AZ 85367-7423                            |
| 59281607988 | 2331 N 29TH ST | TODD E BRUNNBAUER                          |                           | 2331 N 29TH ST                            | SHEBOYGAN WI 53083-4404                       |
| 59281631206 | 2411 N 29TH ST | TRISHA L MCDERMOTT                         |                           | 2411 N 29TH ST                            | SHEBOYGAN WI 53083-4406                       |
| 59281631242 | 2419 N 29TH ST | MICHAEL G REINER                           |                           | 2419 N 29TH ST                            | SHEBOYGAN WI 53083-4406                       |
| 59281690200 | 3104 MAIN AVE  | CHARLES R HESS                             | MARY T HESS               | 3104 MAIN AVE                             | SHEBOYGAN WI 53083-3642                       |
| 59281604560 | 2827 MAIN AVE  | MICHAEL L ZASTROW JR                       |                           | 4227 COUNTY ROAD A                        | SHEBOYGAN WI 53081-8445                       |
| 59281615800 | 2316 N 31ST ST | GLENN L KERCHESKE                          |                           | 2316 N 31ST ST                            | SHEBOYGAN WI 53083-4359                       |
| 59281615810 | 2404 N 31ST ST | RICHARD EDMAN                              |                           | 2404 N 31ST ST                            | SHEBOYGAN WI 53083-4335                       |
| 59281616400 | 2414 N 31ST ST | FRANZEN LIVING TRUST                       |                           | 2414 N 31ST ST                            | SHEBOYGAN WI 53083-4335                       |
| 59281616390 | 2422 N 31ST ST | JANICE VAN DE KREEKE                       |                           | 2422 N 31ST ST                            | SHEBOYGAN WI 53083-4335                       |
| 59281615820 | 2347 E MARK DR | CITY OF SHEBOYGAN GRACE PARK               |                           | 828 CENTER AVE                            | SHEBOYGAN WI 53081-4442                       |
| 59281615790 | 2310 N 31ST ST | RICHARD M STAABS                           |                           | 2310 N 31ST ST                            | SHEBOYGAN WI 53083-4359                       |
| 59281631315 | 2321 N 30TH ST | MARK A NIGH                                | CORINNE F NIGH            | 2321 N 30TH ST                            | SHEBOYGAN WI 53083-4342                       |
| 59281631280 | 2402 N 29TH ST | PAUL VINCENT ARENAL                        | JODI R ARENAL             | 2402 N 29TH ST                            | SHEBOYGAN WI 53083-4405                       |
| 59281631285 | 2411 N 30TH ST | FIRST ASSEMBLY OF GOD CHURCH               |                           | 2313 N 31ST ST                            | SHEBOYGAN WI 53083-4300                       |
| 59281631205 | 2405 N 29TH ST | PATRICIA L PARRISH ETAL                    |                           | 2405 N 29TH ST                            | SHEBOYGAN WI 53083-4406                       |
| 59281631243 | 2425 N 29TH ST | JAMES M SCHNUELLE                          | TERESA A SCHNUELLE        | 2425 N 29TH ST                            | SHEBOYGAN WI 53083-4406                       |
| 59281616350 | 2516 N 31ST ST | ROGER A REINWAND                           | FAY A CARTER              | 2516 N 31ST ST                            | SHEBOYGAN WI 53083-4337                       |
| 59281615446 | 2524 N 29TH ST | FIRST ASSEMBLY OF GOD CHURCH               |                           | 2313 N 31ST ST                            | SHEBOYGAN WI 53083-4300                       |
| 59281631260 | 2435 N 29TH ST | W&B GOLD LEAF LLC                          |                           | W1919 PLAYBIRD RD                         | SHEBOYGAN WI 53083                            |
| 59281631290 | 2334 N 29TH ST | ZACHARIAH DHEIN                            |                           | 2334 N 29TH ST                            | SHEBOYGAN WI 53083-4403                       |
| 59281631295 | 2405 N 30TH ST | RICHARD PUDDY                              | DIANE T PUDDY             | 2405 N 30TH ST                            | SHEBOYGAN WI 53083-4344                       |
| 59281631250 | 2431 N 29TH ST | JASON T MACDONALD                          | CASSANDRA A MACDONALD     | 2431 N 29TH ST                            | SHEBOYGAN WI 53083-4406                       |
| 59281690202 | 3112 MAIN AVE  | VICKI MENTINK                              |                           | 3112 MAIN AVE                             | SHEBOYGAN WI 53083-3642                       |
| 59281609120 | 2621 N 31ST ST | SEAN M O'BRIEN                             |                           | 2621 N 31ST ST                            | SHEBOYGAN WI 53083-3618                       |
| 59281616370 | 2504 N 31ST ST | JOHN C NIESING                             |                           | 1406 S 17TH ST                            | SHEBOYGAN WI 53081-5124                       |
| 59281615780 | 2318 N 30TH ST | THEODORE A BERGSTROM                       | LOUANNE K BERGSTROM       | 2318 N 30TH ST                            | SHEBOYGAN WI 53083-4341                       |
| 59281616410 | 2410 N 31ST ST | BENJAMEN L ADAMS                           | GINGER A ADAMS            | 2410 N 31ST ST                            | SHEBOYGAN WI 53083-4335                       |
| 59281631270 | 2408 N 29TH ST | HERMANN TRUST                              | BARBARA G HERMANN         | 904 CLARA AVE                             | SHEBOYGAN WI 53081-5353                       |
| 59281616360 | 2512 N 31ST ST | GARETT J RIVEST                            |                           | 2512 N 31ST ST                            | SHEBOYGAN WI 53083-4337                       |
| 59281615445 | 2911 MAIN AVE  | PRAISE FELLOWSHIP                          |                           | 2313 N 31ST ST                            | SHEBOYGAN WI 53083-4300                       |
| 59281630712 | 3022 MAIN AVE  | BRIANNA WATERMAN                           |                           | 3022 MAIN AVE                             | SHEBOYGAN WI 53083-3640                       |
| 59281616380 | 2428 N 31ST ST | TIMOTHY OLSZEWSKI                          | SHANNON OLSZEWSKI         | 2428 N 31ST ST                            | SHEBOYGAN WI 53083-4335                       |
| 59281615440 | 2313 N 31ST ST | FIRST ASSEMBLY OF GOD<br>TOWN OF SHEBOYGAN | PEGGY FISCHER, TOWN CLERK | 2313 N 31ST ST<br>4020 TECHNOLOGY PARKWAY | SHEBOYGAN WI 53083-4300<br>SHEBOYGAN WI 53083 |



## Order Confirmation

Not an Invoice

|                   |   |
|-------------------|---|
| Account Number:   | 1012694   |
| Customer Name:    | Sheb, City Of,Legal Acct  |
| Customer Address: | Sheb, City Of,Legal Acct<br>828 Center AVE # 110<br>Accounts Payable<br>Sheboygan WI 53081-4442 |
| Contact Name:     | ACCT SHEB, CITY OF,LEGAL  |
| Contact Phone:    |   |
| Contact Email:    |   |
| PO Number:        | PH: 12-18-23  |

|                    |            |
|--------------------|------------|
| Date:              | 11/17/2023 |
| Order Number:      | 9543164    |
| Prepayment Amount: | \$ 0.00    |

|                   |        |
|-------------------|--------|
| Column Count:     | 1.0000 |
| Line Count:       | 1.0000 |
| Height in Inches: | 0.0000 |

Print

| Product                | #Insertions | Start - End             | Category            |
|------------------------|-------------|-------------------------|---------------------|
| SHE sheboyganpress.com | 2           | 12/01/2023 - 12/08/2023 | Govt Public Notices |
| SHE Sheboygan Press    | 2           | 12/01/2023 - 12/08/2023 | Govt Public Notices |

|                           |         |
|---------------------------|---------|
| Order Confirmation Amount | \$70.50 |
|---------------------------|---------|



## Ad Preview

NOTICE OF PUBLIC HEARING ON  
AMENDMENT TO THE  
CITY OF SHEBOYGAN  
OFFICIAL ZONING MAP OF THE  
SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., December 18, 2023, in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance. The purpose of the amendment is to change the Land Use Classification of the following described property from Class Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification.

Property located at 3021 Main Avenue –  
Parcel No. 59281615440:

SECTION 16, TOWNSHIP 15 NORTH,  
RANGE 23 EAST  
GRACELAND SUBD NO 14 ALL OF BLK  
26 OF SD SUBD & ALSO ALL OF BLK  
26 OF GRACELAND SUBD NO 16,  
ALSO UNPLATTED LAND DESC AS:  
COM AT THE NE COR OF LOT 8 BLK  
26 OF GRACELAND SUBD NO 16, TH  
S-88-DEG-55'-00"-W 161.22' ALG THE N  
LINE OF SD BLOCK 26 TO THE S LINE  
OF MAIN AVE., TH N-75-DEG-07'-00"-E  
329.30' ALONG SD S LINE, TH S-02-  
DEG-16'-00"-E 178.71', TH S-89-DEG-  
04'-30"E 196.75' TO THE W LINE OF N  
29TH ST, TH S-00-DEG-50'-00"-E 220'  
ALG SD W LINE, TH S-89-DEG-04'-30"-  
E 167.75', TH S-00-DEG-50'-00"-E 20',  
TH S-89-DEG-01'-00"-W 125.00' TO  
THE E LINE OF N 30TH ST, TH S-89-  
DEG-12'-00"-W 60.14' TO THE SE COR  
OF LOT 4 OF BLK 26 OF GRACELAND  
SUBD NO 16, BEING A POINT IN THE  
W LINE OF N 30TH ST, TH N-00-DEG-  
48'-00"-W 245', TH N-02-DEG-22'-00"-E  
100.44' ALG SD E LINE TO BEG

MEREDITH DEBRUIN  
City Clerk

RUN: December 1, 8, 2023 WNAXLP

CITY OF SHEBOYGAN  
828 CENTER AVE.  
SHEBOYGAN, WI 53081

December 8, 2023

Dear Property Owner:

I wish to notify you that there will be a public hearing on an amendment to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance at 6:00 P.M., December 18, 2023, in the Council Chambers of City Hall, 828 Center Avenue. The purpose of the amendment is to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance of the following described property from Suburban Residential (SR-5) to Mixed Residential (MR-8) Classification:

Property located at 3021 Main Avenue - Parcel No. 59281615440:

SECTION 16, TOWNSHIP 15 NORTH, RANGE 23 EAST  
GRACELAND SUBD NO 14 ALL OF BLK 26 OF SD SUBD & ALSO ALL OF BLK 26 OF GRACELAND SUBD NO 16, ALSO UNPLATTED LAND DESC AS: COM AT THE NE COR OF LOT 8 BLK 26 OF GRACELAND SUBD NO 16, TH S-88-DEG-55'-00"-W 161.22' ALG THE N LINE OF SD BLOCK 26 TO THE S LINE OF MAIN AVE., TH N-75-DEG-07'-00"-E 329.30' ALONG SD S LINE, TH S-02-DEG-16'-00"-E 178.71', TH S-89-DEG-04'-30"E 196.75' TO THE W LINE OF N 29TH ST, TH S-00-DEG-50'-00"-E 220' ALG SD W LINE, TH S-89-DEG-04'-30"-E 167.75', TH S-00-DEG-50'-00"-E 20', TH S-89-DEG-01'-00"-W 125.00' TO THE E LINE OF N 30TH ST, TH S-89-DEG-12'-00"-W 60.14' TO THE SE COR OF LOT 4 OF BLK 26 OF GRACELAND SUBD NO 16, BEING A POINT IN THE W LINE OF N 30TH ST, TH N-00-DEG-48'-00"-W 245', TH N-02-DEG-22'-00"-E 100.44' ALG SD E LINE TO BEG

If you have questions, please direct your inquiries to the DEPARTMENT OF CITY DEVELOPMENT AT 459-3377.

Sincerely,

MEREDITH DEBRUIN, City Clerk

FIRST ASSEMBLY OF GOD CHURCH  
2313 N 31ST ST  
SHEBOYGAN WI 53083-4300

ZACHARIAH DHEIN  
2334 N 29TH ST  
SHEBOYGAN WI 53083-4403

JASON T MACDONALD  
2431 N 29TH ST  
SHEBOYGAN WI 53083-4406

SEAN M O'BRIEN  
2621 N 31ST ST  
SHEBOYGAN WI 53083-3618

THEODORE A BERGSTROM  
2318 N 30TH ST  
SHEBOYGAN WI 53083-4341

HERMANN TRUST  
904 CLARA AVE  
SHEBOYGAN WI 53081-5353

PRAISE FELLOWSHIP  
2313 N 31ST ST  
SHEBOYGAN WI 53083-4300

TIMOTHY OLSZEWSKI  
2428 N 31ST ST  
SHEBOYGAN WI 53083-4335

TOWN OF SHEBOYGAN  
4020 TECHNOLOGY PARKWAY  
SHEBOYGAN WI 53083

W&B GOLD LEAF LLC  
W1919 PLAYBIRD RD  
SHEBOYGAN WI 53083

RICHARD PUDDY  
2405 N 30TH ST  
SHEBOYGAN WI 53083-4344

VICKI MENTINK  
3112 MAIN AVE  
SHEBOYGAN WI 53083-3642

JOHN C NIESING  
1406 S 17TH ST  
SHEBOYGAN WI 53081-5124

BENJAMEN L ADAMS  
2410 N 31ST ST  
SHEBOYGAN WI 53083-4335

GARETT J RIVEST  
2512 N 31ST ST  
SHEBOYGAN WI 53083-4337

BRIANNA WATERMAN  
3022 MAIN AVE  
SHEBOYGAN WI 53083-3640

FIRST ASSEMBLY OF GOD  
2313 N 31ST ST  
SHEBOYGAN WI 53083-4300

THERESA C KRAFT  
2315 N 30TH ST  
SHEBOYGAN WI 53083-4342

BUB JOINT REVOCABLE LIVING TRUST  
13650 N FRONTAGE RD # 614  
YUMA AZ 85367-7423

TRISHA L MCDERMOTT  
2411 N 29TH ST  
SHEBOYGAN WI 53083-4406

CHARLES R HESS  
3104 MAIN AVE  
SHEBOYGAN WI 53083-3642

GLENN L KERCHESKE  
2316 N 31ST ST  
SHEBOYGAN WI 53083-4359

FRANZEN LIVING TRUST  
2414 N 31ST ST  
SHEBOYGAN WI 53083-4335

CITY OF SHEBOYGAN GRACE PARK  
828 CENTER AVE  
SHEBOYGAN WI 53081-4442

MARK A NIGH  
2321 N 30TH ST  
SHEBOYGAN WI 53083-4342

FIRST ASSEMBLY OF GOD CHURCH  
2313 N 31ST ST  
SHEBOYGAN WI 53083-4300

JAMES M SCHNUELLE  
2425 N 29TH ST  
SHEBOYGAN WI 53083-4406

LEE R HACKER  
2328 N 29TH ST  
SHEBOYGAN WI 53083-4403

TODD E BRUNNBAUER  
2331 N 29TH ST  
SHEBOYGAN WI 53083-4404

MICHAEL G REINER  
2419 N 29TH ST  
SHEBOYGAN WI 53083-4406

MICHAEL L ZASTROW JR  
4227 COUNTY ROAD A  
SHEBOYGAN WI 53081-8445

RICHARD EDMAN  
2404 N 31ST ST  
SHEBOYGAN WI 53083-4335

JANICE VAN DE KREEKE  
2422 N 31ST ST  
SHEBOYGAN WI 53083-4335

RICHARD M STAABS  
2310 N 31ST ST  
SHEBOYGAN WI 53083-4359

PAUL VINCENT ARENAL  
2402 N 29TH ST  
SHEBOYGAN WI 53083-4405

PATRICIA L PARRISH ETAL  
2405 N 29TH ST  
SHEBOYGAN WI 53083-4406

ROGER A REINWAND  
2516 N 31ST ST  
SHEBOYGAN WI 53083-4337